

**A SPECIAL MEETING OF THE TOWN OF TELLURIDE  
PLANNING AND ZONING COMMISSION**

**JUNE 22, 2017                      Thursday 5:30 PM  
REBEKAH HALL, TELLURIDE, CO  
113 WEST COLUMBIA AVENUE**

- I. CALL TO ORDER (5:30 pm)**
- II. STAFF ANNOUNCEMENTS (5:40 pm)**
- III. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- IV. WORKSESSION ITEM (5:45 pm)**
  1. Long range planning discussion regarding consideration of applying the 35% residential limitation to all commercial and historic commercial lots.
  2. Prioritizing long range planning matters not on the town council goals and objectives.
- V. PUBLIC HEARING ITEMS (6:15 pm)**
  1. **PROJECT TITLE:** Tomboy Lodge Unit 161 Variance Request (6:45 pm)  
**PROJECT SUMMARY:** Consideration of a Variance to the existing illegal placement and location of a multi-family residential unit on the lot specifically requested for Unit 161 Building E, Tomboy Lodge, pursuant to Article 6, Division 2 Variance. Also consideration of a Variance to LUC Section 8-627 to allow flood-proofing of a residential unit otherwise only allowed for commercial units and uses.  
**LEGAL DESCRIPTION:** The Tomboy Lodge, A Planned Community legal description on file with the Planning Department  
**ADDRESS:** 619 West Columbia, Building E, Unit 161  
**ZONE DISTRICT:** Accommodations II  
**OWNER:** Jody Borzilleri  
**APPLICANT:** Nicole Y. Pieterse, Attorney  
**STAFF:** Michelle Haynes, Building and Planning Director
  2. **PROJECT TITLE:** Roth Variance and Activity Permitted on Review (7:30 pm)  
**PROJECT SUMMARY:** Consideration of 1) A Variance to the maximum height requirements in the Historic Residential Zone District pursuant to LUC Article 6, Division 1 and 2) an Activity Permitted on Review Application to propose an addition to a nonconforming building pursuant to LUC Section 6-110 through Section 6-113.  
**LEGAL DESCRIPTION:** Lot 28, Block 4, West Telluride Addition  
**ADDRESS** 444 West Columbia Avenue  
**ZONE DISTRICT:** Historic Residential (HR)  
**OWNER:** John Roth  
**APPLICANT:** Sherri Harvey  
**STAFF MEMBER:** Michelle Haynes, Building and Planning Director
- VI. BOARD AND STAFF DISCUSSION (8:15 pm)**
- VII. P & Z ADJOURN (8:30 pm)**

More complete information is on file and available at Rebekah Hall, 113 W. Columbia, (970)728-2170. If you would like to comment on the proposed development, please forward your comment letter to



"Attention: Planning and Zoning Commission" by mail to P.O. Box 397, Telluride, CO 81435, by fax to (970)728-3078, by email Michelle Haynes, Building and Planning Director at [mhaynes@telluride-co.gov](mailto:mhaynes@telluride-co.gov), or by person to Rebekah Hall at the address listed above. **Written comments must be received by the Town by 10 am on the Wednesday prior to the hearing for inclusion in the packet. After the deadline, comments will be distributed at the time of hearing.**

***NOTE: In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person***

***NOTE: Times listed are approximate only.***



**From:** [Robert Weatherford](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Constantine Eleni](#); [Michael Saftler](#)  
**Subject:** Proposed motion for P&Z  
**Date:** Tuesday, June 13, 2017 10:31:21 AM  
**Attachments:** [proposed motion LUC june 2017 2 .doc](#)  
[ATT00001.txt](#)

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Hi Michelle,

This is the same motion we passed out at the work session with the planners.

If there is any supporting material or introduction or any additional material that you think would be helpful to have go with it we would be happy to supply that.

I am in New York helping my old seminary professor move and get settled into a new apartment until the 18th.

But among the three of us we can respond to anything that you would like to see promptly.

Thank you,  
Robert Weatherford



## P and Z Proposed Recommendation for Town Council to Preserve the Commercial Core

The purpose of the Master Plan is to ensure that development in Telluride does not violate our community values. The Telluride Master Plan states the following specific community goals:

- Preserve Community (Principle B, page 5, Telluride Master Plan)
- Continue to limit free-market multi-family use to a maximum of 35% of the allowed floor area for new construction in the Commercial Core Area. (Goal K, #5, page 34)
- Ensure that areas designated for commercial and visitor accommodations development are not supplanted by projects comprised primarily of multi-family residential units and seldom used “second home” condominiums. (Goal J, #3, page 33)

Resort communities around the country are facing a market trend in which Commercial activity is being squeezed out by Residential development in the Commercial zone. This trend creates empty condominiums that compromise commercial core vitality.

Therefore we would like to move that compliance with the Master Plan should be upheld. To that effect we recommend that the specific language in the recent amendment to the LUC allowing up to 65% residential use in the commercial zone (through the PUD process) be rescinded and the Master Plan direction of 35% maximum for residential use in the commercial zone be restored.



## Dirk de Pagter

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**From:** Dirk de Pagter <dirkdepagter@telluridecolorado.net>  
**Sent:** Wednesday, June 14, 2017 9:57 AM  
**To:** De Pagter Dirk (dirkdepagter@telluridecolorado.net)  
**Subject:** Mark your Calendar  
**Attachments:** P& Z Agenda 6-22-2017.pdf; Weatherfords P&Z recommendations.pdf

Commercial property owners and agents of owners-

I wanted to let you know that on Thursday, June 22<sup>nd</sup> at 5:30PM at Rebekah Hall the Planning and Zoning Commission will continue to discuss limiting the residential use in the Commercial Zone districts for smaller buildings to 35%. Please find agenda attached.

The reason for this continual bombardment on this issue is an initiative spear headed by Robert Weatherford, Michael Saftler and Elaine Constantine who distributed the above 2<sup>nd</sup> attachment at the last P&Z meeting "P&Z Proposed Recommendation for Town Council to Preserve the Commercial Core."

Again, I would like to point out that this initiative and concept has been ill defined with no evidence that the commercial core is at risk of losing vitality or that commercial activity is being squeezed out and more importantly that these type of limitations will enhance commercial vitality. To the contrary residential use as it is allowed under the current provisions of the land use code compliments and encourages particularly redevelopment of existing buildings and in many examples expand commercial use adding an affordable housing unit and safe guarding historic buildings from neglect by bringing them up to current day codes. Most if not all of the historic structures that have not been rehabilitated are at risk of structural failures, (demolition by neglect) or damage by fire. Once these historic structures have been brought up to current code and sprinkled they will be preserved for many generations to come.

The current land use code incentivizes property owners with allowing residential use in the Commercial Zone district and requires a minimum of a 1000 square foot commercial space that then also triggers the need to construct an affordable housing unit. I can think of at least a dozen buildings that would by using this incentive create at no cost to the Telluride tax payers a dozen (12) housing units. This is a real gain to the community.

If an ordinance is passed incorporating any of the suggested limitations, there will be no incentive to property owners to rehabilitate existing and historic structures. Many of these structures are occupied by restaurants and are at significant risk of demolition by fire. Over the years Telluride has seen its fair share of historic structures both commercial and residential lost by fire. As I previously stated it is incorrect to impose these additional restrictions on smaller commercial properties and trying to force any owner who wants to improve his property to install ADA accessible elevators, bathrooms, and additional exiting corridors for a minimal gain in second story commercial space. This initiative if passed will stop renovation and rehabilitation and put many of our historic buildings and thereby our historic district at risk of demolition by neglect or fire.

The punitive nature of this ill-conceived initiative will not create affordable housing it will kill any incentive for creating this much needed housing. This initiative will not create second floor commercial space due to the expense of adhering to ADA and building code requirements and the result is low income producing second floor commercial spaces. If it is not economically viable then there is no incentive for property owners to rehabilitate, renovate or build new structures, therefore nothing will happen. Is this the objective?

If this initiative if passed it will by default, zone the second floor of all commercial buildings on smaller parcels to employee housing. Owners cannot afford to spend the money on infrastructure costs to meet ADA and building code



requirements for second story commercial spaces. This will devalue properties by a significant amount and there will be no incentive to rehabilitate or build new commercial spaces or housing.

At the last P&Z meeting Mr. Weatherford state that if his initiative was not taken seriously by P&Z and the necessary land use code changes were not made and recommended to Town Council for adoption, that should this initiative fail to be implemented by council he would make this an upcoming November election issue through a citizens initiative.

I have two problems with this line of logic; first, it appears juvenile to me that if Mr. Weatherford (HARC member) and Mr. Saftler and Ms. Constantine (both P&Z members) cannot get their vision and zoning experimentation passed through the normal political channels which they are part of, then threaten to start a citizen's initiative to circumvent the system. Either you work in the system or if you do not like the results, resign and be a citizen. This is very divisive and undemocratic in my opinion. Secondly, I have a problem with land use ordinances via public initiative, the law of unintended consequences is inevitably invoked.

The last citizen's initiative question 300 has not accomplished any housing as it was billed to the citizens that voted for this initiative. I know it created a lot of work for our local surveyors. The amount of staff time by Town Management, Town Planning and Town Legal departments was incredible, but what has been achieved? It may be time to pass an amendment to the home rule charter that requires the initiators of a citizen's initiative to pay for all legal and processing expenses that the town incurred instead of saddling the rest of the citizens to pay for these initiatives. Sign this petition and provide a check for \$100 for each signature. If any issue at hand is that vital to the community a hundred dollar check is cheap and should be worth it.

I hope you can come to this meeting to express your displeasure.

Thank you,

Dirk de Pagter

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Personal comments and observations from the Town of Telluride P&Z meeting of May 8<sup>th</sup>, 2017.

- Presentations were made by Bob Gillie, Town of Crested Butte Building and Zoning Director and Philip Supino, the City of Aspen Principle Long- Range Planner.

Note: Mr. Gille is soon to retire and Mr. Supino used to work for Mr. Gillie in Crested Butte.

- In the introductory comment Mr. Gillie was very clear that each and every community needs to find its own balance with Land Use issues. There are many parallel issues but each community has its own unique circumstance. Later on he made an additional point that seems to get lost in the zeal for trying to regulate how a community evolves. His point was, that with the benefit of hindsight how would land use regulations have been structured 40 years ago with the knowledge we have now. The single most important decision was the pursuit of “National Historic Land Mark Status”. It is/was impossible to anticipate 40 years ago how the mountain towns would develop and how the dynamic market forces would ebb and flow.

- The Town of Aspen went through a lengthy time consuming expensive and legally challenging process to restrict residential use in the commercial zone district.

- 60-70 public hearings. (This has to create community and staff fatigue).
- Nine plus month process
- Five consulting firms
- \$240,000 cost (I think this is low) Mr. Supino did not elaborate on any currently outstanding legal challenges and lawsuits.

- The Town of Crested Butte never has allowed residential use in their Commercial Zone District. This maybe because their Commercial Zone district is only six half blocks, significantly smaller than Aspen or Telluride.

- It seems that it would be beneficial to get a fair and balanced perspective now that we have heard from two communities that do not or no longer allow residential use in their Commercial Zone District, to invite representatives from other resort communities to give presentations on their communities that do allow residential use in their Commercial Zone Districts and in some cases encourage this, Steamboat Springs, Vail, Breckenridge, Jackson Hole, Durango, for example.

- Community branding was discussed, with Aspen unlike Crested Butte and Telluride having a large luxury products brand. Interestingly I found that the sales tax collected in Aspen in proportion to the size of its commercial core is low compared to Telluride.

- 2016 Aspen collected \$16,837,927 in sales tax compare to Telluride \$11,157,483 this is only 51% higher than Telluride for a significantly larger commercial district and visitor count. Mr. Surpino did mention that many international brands occupy commercial space for branding purposes. Brands like Channel, Gucci, Prada, Etc. do not have to make too many sales if they are just there for branding reasons. This however does artificially drive up commercial rental rates and make it more difficult for local retailers.

- Parking in Aspen was handled differently by enforcing a payment in lieu of parking system, discouraging parking spaces to be provided on site and paying the \$38,000 fee instead so that could be used for car sharing programs, public transportation etc. with intercept parking lots instead.



- The minimum developable lot size in both commercial and residential zone districts in Crested Butte and Aspen were twice the size of Telluride with a minimum of 5000 Square Feet.
- Affordable housing requirements were handled differently in Aspen than Crested Butte and Telluride.

Crested Butte appeared to be significantly behind Telluride and Aspen in both providing and creating affordable housing. Aspen's plan for the Commercial Zone District seemed parallel to Telluride's structure with the differences being mainly in the fee structures. On the residential side however Aspen has a significantly higher more punitive impact fee structure than Telluride. One example as I understood was that affordable housing impact certificates were sold between developers for \$300,000-\$350,000 each. This has created a business model according to Mr. Supino where developers build affordable housing units sell them for \$300,000 plus and sell the impact mitigation certificate for \$300,000-\$350,000 to other parties that need to mitigate their development impacts, netting a total per unit of \$600,000-\$650,000. It appears that Aspen has an impact fee for a single residential free market home of around \$300,000 significantly more than Telluride. Telluride has regulations similar to Aspen regarding affordable housing units that are transferable development rights, buyouts are possible for small size impacts, etc.

- Short term rentals: it appeared that Crested Butte got caught off guard regarding short term rentals in their residential Zone Districts. Telluride and Aspen seemed to have better control on the more recent impacts of VRBO and Airbnb by strictly enforcing limitations on short term rentals in the Residential Zone Districts, licensing and applicable tax collection.
- In the Public comment/questions segment of this meeting there were various technical questions asked. Also various community members stated the need/desire to re-examine the land use code regarding the impacts of residential use in the Commercial Zone District. One reoccurring issue seems to be cheap rental rate second floor commercial space that get used by what Mr. Gillie called second tear commercial uses. Mr. Robert Weatherford local HARC member circulated a handout with a "P&Z proposed recommendation for Town Council to preserve the commercial core" (Copy Attached). He also again mentioned the Nugget Building and the spaces that will be lost in that building. The Nugget building as he noted has approved redevelopment rights and is one of the last buildings that rents inexpensive second floor spaces until this redevelopment. Yes, Telluride is losing cheap second floor spaces in old buildings that have seen no significant upgrades in some cases such as the Nugget Building for more than a hundred years. Part of our historic preservation is the redevelopment of historic buildings to ensure their continued presence in our historic district. However if it can be demonstrated that there is a need for these type of inexpensive units and the community feels strongly about this need, maybe the community should construct some of these cheap units and similar to affordable housing units deed restrict them and sell them to qualified artist or small business people. It is in my opinion unfair to saddle through regulations the owners of commercial properties with this community need or want. Commercial property owners already pay disproportionate property taxes and fees.

It is always difficult during a public comment period in hearings like these to weigh the value and sincerity of the speaker. Some speakers appear to be motivated by grand standing and preaching fear about the imminent failure of the vitality of our commercial core and collapse of our community and its values. I have heard these type of comments regularly for the forty plus years I have lived in this



community. The comments that I very much dislike are the disrespectful comments by local orators that attempt to discount public comments of other community members present, portraying these other community members with different viewpoints as wayward members of our community whose opinions and recommendations should be negated.

This type of grand standing is used effectively by circuit preachers in the Bible belt but has no place in Telluride a liberal community where everyone has a voice and should be heard.

In conclusion:

As a community, as Mr. Supino stated "what do we want?" Should a radical down zoning as in Aspen of our commercial core be considered? First we need to ask is there a problem? If so what is the problem and how big is this problem? Is this or should this be a priority or are there other more pressing priorities? Do we have the money, time, resources, consultants and staff available to handle this issue if it is deemed to be a priority? In my opinion with the recently implemented changes to the Land Use Code this is not a priority, we should let these new code amendments mature and focus on ramping up a broader affordable housing strategy including all Zone Districts in Telluride particularly including the Residential Zone district.

In closing how do we measure community vitality? I have started a list and would welcome your perspective.

Sincerely yours,

Dirk dePagter





**TO:** Planning and Zoning Commission (P&Z)  
**FROM:** Michelle Haynes, Building and Planning Director  
**DATE:** June 1, 2017  
**MEETING DATE:** June 22, 2017 Special P & Z meeting  
**RE:** Tomboy Lodge Unit 161 Variance Request  
**STAFF:** Michelle Haynes, Building and Planning Director

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**SUMMARY:** Consideration of a Variance to the existing illegal placement and location of a multi-family residential unit specifically requested for Unit 161 Building E, Tomboy Lodge, pursuant to Article 6, Division 2 Variance. Also consideration of a Variance to Land Use Code (LUC) Section 8-627 to allow flood-proofing of a residential unit otherwise only allowed for non-residential structures (and units).

**LEGAL DESCRIPTION:** The Tomboy Lodge, A Planned Community legal description on file with the Planning Department

**ADDRESS:** 619 West Columbia, Buildings A-E and 221 North Davis Building F

**ZONE DISTRICT:** Accommodations II

**OWNER:** Tomboy Lodge Homeowners Association (HOA)

**APPLICANT:** Tomboy Lodge Homeowners Association, represented by Jesse DiFiore, Tomboy Lodge Homeowners Association President and Doug Tueller, Tueller & Gibbs, LLP.

**STAFF MEMBER:** Michelle Haynes, Building and Planning Director

**TREATMENT AREA:** Accommodations

**OUTSIDE THE TELLURIDE HISTORIC LANDMARK DISTRICT** ("THLD")

**GROUNDWATER:** Zone 3, Greater than 20 feet

**GEOHAZARD:** Within the Floodplain Zone AO flood depths of 1 and 3 feet

#### **APPLICANT'S REQUEST TO CONTINUE**

The applicants request a continuance to the July 27, 2017 regular P & Z meeting noting they wanted additional time to regroup regarding this application. The written emailed request dated June 12, 2017 is on file with the planning department.

#### **RECOMMENDED MOTION**

*I move to **continue** the request for a Variance to the existing illegal placement and location of a multi-family residential unit on the lot specifically requested for Unit 161 Building E, Tomboy Lodge at 619 East Columbia, pursuant to Article 6, Division 2 Variance and a Variance to LUC Section 8-627 to allow flood-proofing of a residential unit otherwise only allowed for a non-residential building (or use) to the July 27, 2017 regular Planning and Zoning Commission meeting.*

/mbh





**TO:** Planning and Zoning Commission  
**FROM:** Michelle Haynes, Building and Planning Director  
**MEMO DATE:** June 7, 2017  
**FOR:** P&Z Public Hearing on June 22, 2017  
**RE:** Roth Variance and Activity Permitted on Review (APR)

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**PROJECT TITLE:** Roth Variance and Activity Permitted on Review

**PROJECT SUMMARY:** Consideration of 1) A Variances to the maximum allowable height in the Historic Residential Zone District pursuant to Land Use Code (LUC) Article 6, Division 2 up to 27 feet; 2) an Activity Permitted on Review Application to propose an addition to a nonconforming building pursuant to LUC Section 6-110 through Section 6-113; and 3) A development application fee reduction request elevated by the Planning Director to the Planning and Zoning Commission for consideration.

**LEGAL DESCRIPTION:** Lot 28, Block 4, West Telluride Addition

**ADDRESS:** 444 West Columbia Avenue

**ZONE DISTRICT:** Historic Residential (HR)

**OWNER:** John Roth

**APPLICANT:** Sherri Harvey & John Roth

**STAFF MEMBER:** Michelle Haynes

**LAND USE:**

- **EXISTING USE:** Single Family Residential
- **ZONE DISTRICT:** Historic Residential
- **FLOOD HAZARD AREA:** Located in AO Depth, flood depths 1 to 3 feet
- **GEOLOGIC HAZARD AREA:** not found in a geologic hazard area
- **WETLANDS AREA:** Not located in a Wetlands Area
- **GROUNDWATER ZONE:** Located in Groundwater Zone 3

**ARCHITECTURAL/HISTORIC:**

- **TREATMENT AREA:** Historic Residential
- **TELLURIDE HISTORIC LANDMARK DISTRICT:** located in the THLD
- **RATED STRUCTURES IN THE IMMEDIATE VICINITY:** There are some rated structures in the immediate vicinity. None directly adjacent on the same side of the street. Many across the alley to the south.

Dimensional Limitation	LUC Requirements	Existing	Proposed
Front Yard	15 feet or the average setback of the block unless modified by HARC	18 feet 5 inches	No change
Side Yard	3 feet	3 feet & 3 feet 7 inches (east & west)	3 feet & 3 feet 7 inches (east and west)
Rear Yard	10 feet	60 feet 6 inches	24 feet 8 inches
Maximum Floor Area	1,930.96 sqft	1,080 sqft	1,746 sqft



Maximum Building Height	25 feet	25 feet 10 inches	27 feet
Maximum Site Coverage Unenclosed parking	36.5%	19%	43.5%
Maximum Site Coverage Enclosed parking	43.5%	19%	43.5%
Parking	1	1	2 enclosed

#### **ATTACHMENTS:**

- **Narrative** provided by Applicant dated March 22, 2017
- **Drawing Set** provided by Applicant dated March 22, 2017

#### **BACKGROUND:**

The single family residence was constructed in the 1970's. Since the 1970's the Land Use Code method to calculate height of a building has changed. Pursuant to the existing method to calculate height, the building is nonconforming at 25 feet 10 inches, in excess of the 25 foot maximum height requirement in the Historic Residential zone district.

The applicant has submitted a Variance and Activity Permitted on Review (APR) application in order to construct an addition to the principal building consisting of a one story garage. Pursuant to the LUC Nonconforming section, an Activity Permitted on Review is required in order to propose an addition to an existing nonconforming building. A Variance is also requested because the addition will result in a building that is 27 feet, makes the nonconforming height greater, and is not otherwise allowed pursuant to the Land Use Code regulations except by virtue of a Variance and satisfaction of the criteria associated with a Variance request. If the P & Z approves the Variance and APR, these approvals would allow the applicant to apply for a HARC development application for an addition to the principal building.

#### **VARIANCE APPLICATION:**

A Variance is a modification of the dimensional limitations of the Land Use Code. Land Use Code Section 6-201 states that "a Variance may only be granted by P&Z when it will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the applicant's actions, a literal enforcement of this Title would result in an unnecessary hardship."

The Applicant requests one Variance to the dimensional requirements of the underlying Historic Residential Zoning. The requested Variances are listed in the Land Use Code Analysis below.

	<b>Land Use Code Analysis for Lot 28</b>		
	<b>Dimensions Per Underlying Zoning</b>	<b>Existing Height</b>	<b>Requested Variance</b>
<b>Dimensional Limitations</b>			
Maximum Allowable Height	25 feet	25 feet 10 inches	27 feet



## **VARIANCE REVIEW CRITERIA:**

Per Land Use Code Section 6-204, P&Z may only grant variances from the provisions of the Land Use Code when it determines the variance is consistent with the purposes of the Land Use Code and all of the following criteria have been met:

- 6-204.A. Uses.** The variance authorizes a use permitted or a use permitted on review in the underlying zone district.
- 6-204.B. Unnecessary Hardship.** The owner is likely to suffer an unnecessary hardship if the provisions of this title were literally enforced.
- 6-204.C. Hardship Not Self Imposed.** The circumstances found to constitute a hardship were not created by the owner and were not due to or the result of known general conditions in the zone district or site and cannot be reasonably corrected in the absence of a variance.
- 6-204.D. Impact on Adjacent Properties.** The variance shall not have an unreasonable negative impact on adjacent properties.

## **VARIANCE ANALYSIS:**

The application complies with 6-204.A. and 6-204.D. The applicant may provide evidence that if an attached garage is not approved, a hardship would occur because the owner intends to use the garage for parking of two vehicles, ease of passage to the living area of the home and use of the large proposed deck above the garage as depicted in the drawings, as a greenhouse and outdoor living area.

The applicant has asserted (below) that the hardship is not self-imposed. The P & Z must find that the hardship is not self-imposed. Literally however, a Variance is necessary because the owner desires an attached garage, necessitating both a Variance and APR. A detached garage with an unenclosed covered walkway between the garage and house, would not require a Variance or an APR. Staff recommended that a detached garage or a detached garage with a below grade connector could be considered that would not require an APR or Variance for its construction. A detached garage with a second level bridge element could also be considered subject to HARC approval that would also not necessitate a Variance or APR. Other options as referenced above, were not acceptable to the applicant hence resulting in the Variance and APR request.

- **Uses**  
The proposed use on the site is single family residential, which is a permitted use in the Historic Residential Zone District.
- **Unnecessary Hardship**  
The owner represents in the narrative that the change in height calculation methodology has resulted in an unnecessary hardship because the building exists and the owner's existing site coverage is well below the maximum allowable at 19% existing and 43.5% could be allowed with enclosed parking.
- **Hardship Not Self Imposed**  
The owner represents that the hardship is not self imposed. That the height nonconformance today was not created by the owner and not due to or the result of known general conditions in the zone district or site and cannot be reasonably corrected in the absence of a Variance.
- **Impact on Adjacent Properties**  
The owner represents that there is no negative impact on adjacent properties. The proposed setback from the rear yard to the proposed addition is 24 feet 8 inches to the alley.

Staff analysis is combined and found on page five (5) of seven (7) of the staff memo.



### **ACTIVITY PERMITTED ON REVIEW APPLICATION:**

In order for the owner to propose a garage addition as depicted in the drawings, an Activity Permitted on Review is required for the P & Z to evaluate the criteria associated with the proposed addition to a nonconforming building. The height is nonconforming today and more nonconforming with a Variance approval. An Activity Permitted on Review approval will be required in order for the Applicant to build on the lot, consistent with Land Use Code Sections 4-105 and 6-110.

If P&Z does not approve the Variance, the applicant would be unable to propose an addition to the principal building because any addition to the south of the principal building adjust the average grade down slope portion of the property, results in an increase in the nonconforming height.

### **ACTIVITY PERMITTED ON REVIEW CRITERIA FOR DECISION:**

P&Z may approve an application for an addition to a nonconforming building when it determines that all of the following criteria have been met.

### **ACTIVITY PERMITTED ON REVIEW CRITERIA FOR DECISION:**

- 6-113.A. **Alleviate Impacts.** The applicant has agreed to undertake all reasonable measures to reduce or alleviate the effects of the nonconformity upon the surrounding neighborhood including, without limitation, visual or noise pollution, vehicular traffic, storage of necessary equipment, materials and refuse, and on-street parking.
- 6-113.B. **Physical Appearance.** The proposed change or expansion will either reduce the degree of nonconformity of the use, building or lot, or improve the physical appearance of the structure or the site without increasing the degree of nonconformity.
- 6-113.C. **Zone District Standards.** The proposed change or expansion in use complies with all requirements of this Title, unless a variance to these requirements has been granted pursuant to Article 6, Division 2.
- 6-113.D. **Nonconformance.** The existing building or lot cannot reasonably be utilized or made to conform to the requirements of the underlying zone district as specified in Article 3, Division 2.

### **ACTIVITY PERMITTED ON REVIEW APPLICATION ANALYSIS:**

The applicant must demonstrate that the application meets all four (4) criteria listed above.

#### **Alleviate Impacts**

The Applicant proposes to enclose parking which alleviates parking impacts. A garage reduces site clutter and otherwise encouraged in the LUC.

#### **Physical Appearance**

The proposed addition does not reduce the degree of nonconformity but by the nature of the slope of the property is increasing the degree of nonconformity because the garage is attached to the principal building. Understanding the applicant is not altering the existing building, ridge or eave with this proposal.

#### **Zone District Standards**

The proposed addition will comply with the zone district requirement if a Variance is also granted.

#### **Nonconformance**

There would be no additional requirements to the existing principal building or site should the applicant undertake a detached garage. The lot can be reasonably used in this manner but is not a decision being



made by the owner for reasons that are identified in the applicants narrative and likely in the public hearing.

### **DEVELOPMENT FEE REDUCTION REQUEST**

Pursuant to the 2017 Planning Fee Schedule a development fee for a Variance costs \$1800 and a development fee for an Activity Permitted on Review costs \$800. The Planning Director can reduce fees but not waive fees (that requires a Town Council action). The applicant has requested a fee reduction to \$400 to cover both applications. I elevated the fee reduction request to the full board because typically the Planning Director has reduced fees for nonprofits, some private development when it comes to bringing a property into voluntary compliance upon request, but not private development. There is little criteria associated with private development fee reduction requests. The criteria the Town Council uses for a fee waiver is cases of hardship to the applicant, or economic benefit to the community, or other unique circumstance. It is up to the P & Z's discretion to approve, deny or vary a fee waiver request.

### **CONCLUSION**

In order for the P & Z to approve the Variance and APR all four (4) of the criteria for each request must be met. Staff did not determine that the application complied with variance criteria 6-204.B. & C. listed below:

6-204.B.        **Unnecessary Hardship.** The owner is likely to suffer an unnecessary hardship if the provisions of this title were literally enforced.

6-204.C.        **Hardship Not Self Imposed.** The circumstances found to constitute a hardship were not created by the owner and were not due to or the result of known general conditions in the zone district or site and cannot be reasonably corrected in the absence of a variance.

The application does comply with 6.204.A. and D. The addition/use is allowed pursuant to the underlying zoning and the garage is encouraged in the LUC by way of a site coverage incentive and will screen vehicles and materials from view.

Staff did not determine that the application complied with APR criteria 6-113.B. listed below:

6-113.E.        **Physical Appearance.** The proposed change or expansion will either reduce the degree of nonconformity of the use, building or lot, or improve the physical appearance of the structure or the site without increasing the degree of nonconformity.

The garage addition increases the degree of nonconformity. The garage addition will improve the physical appearance of the lot and building (subject to HARC review) but at the expense of increasing the degree of nonconformity.

The P & Z must determine whether the four review criteria are met both for the Variance and also for the APR in order to approve the application. The Variance and APR must be approved together – one approval cannot stand absent the other approval.

### **STAFF RECOMMENDATION FOR THE VARIANCES AND APR**

Staff has provided recommended approval and denial motions.

**If the P & Z approves the Variance staff recommends the following motion:**

*I move to approve the following Roth Variance at Lot 28, Block 4, West Telluride Addition, pursuant to LUC Article 6, Division 2:*



- 1) A Variance to the maximum allowable height up to 27 feet.

*This approval is based on the finding that all four variance review criteria at 6-204.A.-D. have been met along with the intent of the purpose, with the findings set forth in the Staff Report of record dated March 22, 2017, and the following conditions:*

- 1) Approval of a Variance allows the applicant to undertake a HARC development application for an addition to a principal structure, and does not assure reliance upon an outcome.
- 2) Per LUC 6-202.H. Vesting. A Variance in and of itself shall not constitute a site specific development plan for the purposes of vesting a property right, however, it may be incorporated into a site specific development plan as part of a larger or different land use approval.

*This motion is based on evidence and testimony provided at a public hearing held on June 22, 2017 with notice of such hearing provided as required by the Telluride Land Use Code.*

**If the P & Z does not find the applicant has met all four (4) review criteria along with the intent of the purpose, staff recommends the following motion:**

*I move to deny the following Roth Variance at Lot 28, Block 4, West Telluride Addition, pursuant to LUC Article 6, Division 2:*

- 1) A Variance to the maximum allowable height up to 27 feet.

*With the findings set forth in the Staff Report of record dated March 24, 2017 including but not limited to criteria 6-204.C. Hardship not self-imposed has not been demonstrated.*

*This motion is based on evidence and testimony provided at a public hearing held on June 22, 2017 with notice of such hearing provided as required by the Telluride Land Use Code.*

#### **STAFF RECOMMENDED MOTION FOR APR:**

If the P & Z finds the applicant has met all four (4) review criteria at 6-113.A-D, staff recommends the following motion:

*I move to approve the Roth Activity Permitted on Review application to construct an addition to a nonconforming building pursuant to LUC Section 6-110 through Section 6-113 at Lots 28, Block 4, West Telluride Addition with the findings set forth in the Staff Report of record dated March 24, 2017 and with the following conditions:*

1. A document memorializing this approval shall be recorded with the San Miguel County Clerk and Recorder, and the Applicant shall pay all fees associated with the recording.
2. Approval of an APR allows the applicant to undertake a HARC development application for an addition to a principal structure, and does not otherwise assure reliance upon an outcome.

*This motion is based on evidence and testimony provided at a public hearing held on June 22, 2017 with notice of such hearing provided as required by the Telluride Land Use Code.*

**If the P & Z finds the applicant did not meet all four (4) review criteria, staff recommends the following motion:**



*I move to deny the Roth Activity Permitted on Review application to construct an addition to a nonconforming building pursuant to LUC Section 6-110 through Section 6-113 at Lots 28, Block 4, West Telluride Addition with the findings set forth in the Staff Report of record dated March 24, 2017 including and not limited to LUC criteria 6-113.B. the proposed change does not reduce the degree of nonconformity or improve the physical appearance without increasing the degree of nonconformity and 6-113.D. the existing building or lot could be reasonably utilized and made to conform to the requirements should the garage be detached from the principal building.*

*This motion is based on evidence and testimony provided at a public hearing held on June 22, 2017 with notice of such hearing provided as required by the Telluride Land Use Code.*

## **FEE WAIVER REQUEST**

**If the P & Z approves a reduction in the planning development fee below is a proposed motion:**

*I move to reduce the Planning Development application fees from a total of \$2600 for a Variance and Activity Permitted on Review applications to a total of \$400.*

*This motion is based on evidence and testimony provided at a public hearing held on June 22, 2017 with notice of such hearing provided as required by the Telluride Land Use Code.*

*/mbh*



Town of Telluride  
Planning & Zoning Commission  
Development Application Project Narrative  
John Roth  
444 W Columbia  
Telluride, CO 81435

March 22, 2017

This application is to propose an attached garage to the rear of John Roth's residence at 444 W Columbia, in the Historical Residential zone district. It is intended to provide enclosed parking for John's 1965 Austin Healey and his 1941 Dodge truck.

By providing a garage, it will alleviate the visual impacts of parking and salvaged building materials from the alley, and have a positive impact on adjoining property owners and neighborhood. This is consistent with the Telluride Master Plan policies on parking, Goal F: "Develop and maintain transportation systems of adequate size and capacity to serve existing and projected permanent and visitor population of both the Town and the Telluride Region."

The proposal is consistent with the LUC section 3-205.C.12 Site Coverage, and Setbacks as stipulated in 3-205.C.3-6, as well as all building codes, and applicable laws. The improvements necessary to the site to accomplish the requested use include a dry well to contain all drainage on site.

The proposal does not exceed the capacity of the site. The footprint of the house is only 556 sqft on a 2,812 sqft lot, and contrary to its surroundings, it is in keeping with one of the primary principles of the Guidelines to "keep it simple." The additional site coverage from the garage is within the allowable calculation under 3-205.C.12.

As to the following standards which may be applicable to Section 6-113 Activity Permitted on Review Criteria:

6-113.A. Alleviate Impacts. The applicant agrees to undertake all reasonable measures to reduce or alleviate the effects of the nonconformity upon the surrounding neighborhood including, without limitation, visual or noise pollution, vehicular traffic, storage of necessary equipment, materials and refuse, and on-street parking.

6-113.B. Physical Appearance. A single story garage will improve the physical appearance by stepping down to the alley with a very simple structure. The combination of the two forms is compatible with the neighborhood and shed alley aesthetic, and in use, in that both houses to the east and west have garages. However it does increase the nonconformity, therefore a variance is requested to comply with the change in the LUC height calculation.



6-113.C. Zone District Standards. The proposed expansion in use complies with all requirements of this Title, contingent upon a variance to these requirements being granted pursuant to Article 6, Division 2 Variances.

6-113.D. Nonconformance. The existing building or lot cannot reasonably be utilized or made to conform to the requirements of the underlying zone district as specified in Article 3, Division 2. Lowering the height of the roof is not a viable option structurally and financially.

As requested with a Variance, as per 6-203.C. Narrative. The applicant is requesting a relief from the restrictions on allowable height. The grounds upon which this appeal is being made is due to the fact that the applicant's house was built in 1975 in conformance with the LUC & Town of Telluride Guidelines, and given a Certificate of Appropriateness. However by today's standards it is now 10" above the maximum height due to the grade change between the front NE corner and SW corner of his house. This hardship is not one that is self imposed, but rather a consequence of the height calculation definition having changed over time.

With this proposal, although the proposed garage it is a single story element, it would make the existing house 24" over the allowable height from the post construction grade. The purpose of the APR and Variance is that the height is becoming more nonconforming from 10 inches to 24 inches.

6-204.A. Uses. The variance requested would authorize a use permitted or a use permitted on review in the underlying zone district- obviously the existing house is not in compliance, and no alterations or improvements can be done without demolishing the primary structure unless a variance is granted. The proposal is consistent with the intent to provide covered parking under the Master Plan.

6-204.B. Unnecessary Hardship. This calculation in height change can be seen as a hardship, because it is already on an existing structure, and the applicant has less than half of his allowable site coverage.

6-204.C. The hardship of the change in height calculation over time is not self imposed. The circumstances found to constitute a hardship were not created by the owner and were not due to or the result of known general conditions in the zone district or site and cannot be reasonably corrected in the absence of a variance.

6-204.D. Impact on Adjacent Properties. The variance does not have an unreasonable negative impact on adjacent properties. The existing house does not appear to be exceptionally tall or large in this zone district compared to its neighbors. The garage addition is 24'-8" from the alley, and has no negative impacts on the adjacent properties. As per the Design Guidelines and Standards for Building in Telluride, the garage provides a sense of stepping down in mass to the alley.



The applicant is also requesting a reduction of the fee associated with the Planning approvals to be more in scale with the simplicity in reviewing this request as well as the cost of the construction, which he plans to do himself, and with his budget. Therefore he is proposing \$400 as a fair application fee.

Thank you for your time in considering this application.

Regards,  
Sherri Harvey & John Roth



MATERIAL LEGEND			
CONCRETE		PLYWOOD	
CONCRETE MASONRY		SOIL / COMPACTED FILL	
EXISTING STONE		ROCK / NON-COMPACTED FILL	
STONE VENEER		SAND	
FRAME WALL		FINISHED WOOD	
TILE		ROUGH FRAMING	
STEEL		WOOD BLOCKING	
ALUMINUM OR SHEET METAL		GLU-LAM WOOD	
BATT INSULATION		RIGID INSULATION	
GYP. WALL BOARD			

# ABBREVIATIONS

AAD	ATTIC ACCESS DOOR	GC	GENERAL CONTRACTOR	RWP	RAIN WATER PIPE
ADD	ADDENDUM	GL	GLASS	RO	ROUGH OPENING
ADR	ADRIAC	GR	GRASS	SA	SANITARY
AOR	AREA OF REFUGE	GLB	GLU-LAMINATED WOOD BEAM	SR	ROUGH REDUCING
ADU	ADJUGATE	GRD	GRADE	RECORD	RECORD ENGINEER OF RECORD
ALT	ABOVE FINISHED FLOOR	GWB	GYPSUM WALLBOARD	SECTION	SECTION
ALF	ALTERNATE	HDW	HARDWARE	SEW	SEWER
ARCH	ARCHITECTURAL	HD	HEAD	SHS	SQUARE HOLLOW STEEL
ASSEMBLY	ASSEMBLY	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	SHT	SHEET
BSG	BEAM	HT	HEIGHT	SHV	SHED
BB	BEARING	HW	HARDWOOD	SIM	SIMILAR
BC	BELT	HVY	HIGHWAY	SLD	SLIDING
BD	BOARD	HOR	HORIZONTAL	SM	SHEET METAL
BB	BOTH SIDES	ICP	INTEGRATED COLOR PASTER	STC	STAIN-TRANSMISSION CLASS
BO	BOTTOM OF	ID	INSIDE DIAMETER	SPC	SPECIFICATION
BLDG	BUILDING	INT	INTERIOR	SPF	SPRAY FOAM INSULATION
CB	CERAMIC	JNT	JOINT	SQ	SQUARE
CL	CENTERLINE	LAM	LAMINATED	STD	STANDARD
CLER	CLEAR	LAV	LAVATORY	STL	STEEL
CLR	CLEAR	MFG	MANUFACTURER	STRUCT	STRUCTURE(S)
CLOS	CLOSET	MO	MASONRY OPENING	SUB	SUBSTITUTE
CMU	CONCRETE MASONRY UNIT	MAT	MATERIAL	SUP	SUPPLEMENTAL
COL	COLUMN	MAX	MAXIMUM	SUSP	(SUSPENDED)
CONC	CONCRETE	MC	MEDICINE CABINET	SV	SOFTWARE
CON	CONSTRUCTION	MECH	MECHANICAL	TEL	TELEPHONE
CONT	CONTINUOUS	MIN	MINIMUM	TV	TELEVISION
DAMP	DAMPPOOFING	MLS	MILD STEEL	TEMP	TEMPERED
DET	DETAIL	MISC	MISCELLANEOUS	THAT	THAT IS
DIA	DIAMETER	NIC	NOT IN CONTRACT	THK	THICK
DM	DIAMETER	NA	NOT APPLICABLE	TPH	TOILET PAPER HOLDER
DW	DISHWASHER	NTS	NOT TO SCALE	TBG	TOUNGE AND GROOVE
DR	DOWN	NO	NUMBER OF (QUANTITY)	T&B	TOP AND BOTTOM
DR	DOWN	OC	ON CENTER	TOP	TOP OF
DS	DOWNSPOUT	OPG	OPENING	TOSL	TOP OF SLAB
DRAW	DRAWING	OPR	OPPOSITE	TRED	TREAD
EACH	EACH	OPH	OPPOSITE HAND	TS	TUBE STEEL
EA	ELEVATION	OOD	OUTSIDE DETAIL	TPC	TYPICAL
EQ	EQUAL	OFB	OVERFLOW BOARD	UG	UNDERCOUNTER
EXIST	EXISTING	PD	PERMETER DETAIL	UN	UNDERGROUND
FI	FINISH	PERF	PERFORATED	UNLESS	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	PFSM	PREFINISHED SHEET METAL	UNF	UNFINISHED
FE	FE CABT	PLATE	PLATE	UNFORM	UNFORMED LINDING CODE
FAC	FACE OF CONCRETE	PLWD	PLYWOOD	USN	UNITED STATES GAGE
FOS	FACE OF STUD	PROD	PRODUCT	VAR	VARIABLE
FIN	FINISH	PROJ	PROJECT	VENT	VENTILATE
FP	FIREPROOF	PROP	PROPERTY	VF	VERIFY IN FIELD
FT	FOOT	RAD	RADIUS OR RISER	VOL	VOLUME
FTD	FLOOR DRAIN	REF	REFR	VAT	VINYL ASBESTOS TILE
FT	FLOOR TYPE	REFR	REFRIGERATOR	VCL	VOLTAGE
FTG	FOOTING	RENF	REINFORCED	VC	WATER CLOSET
FND	FOUNDATION	REQD	REQUIRED	VP	WATER
FSD	FIRE SMOKE & DRAFT CONTROL	RISM	ROOM RIND HEAD SHEET METAL, SCREW	WHT	WEIGHT
GA	GAGE	RM	ROOM	WF	WALLPAPER
GALV	GALVANIZED	RW	ROOF WINDOW	WIN	WINDOW
GS	GALVANIZED STEEL	RWD	RAIN WATER DRAIN	W	WITH
				WO	WITHOUT
				WD	WOOD
				WDR	WOOD ROOF DRAIN

BUILDING COMPONENT	REQ'D INSULATION VALUE	REQ'D TOTAL VALUE
EXTERIOR WALLS INC. RM JOISTS AND KNEE WALLS	R21	R24
EXTERIOR WINDOWS EX. SKYLIGHTS	ENERGY STAR RATED WITH U-FACTOR OF 0.35 OR LOWER AND AIR LEAKAGE OF $\leq 0.3$ CFM/FT <sup>2</sup> OF GLASS @ 75°F	
SKYLIGHTS	U-FACTOR OF 0.80 (2012 NFRC RATED @ 20°) OR U-FACTOR OF 0.45 (RES 37 RATED @ 80°)	
SKYLIGHT SHAFTS, KNEE WALLS, WALLS CEIL. ROOF ASS.	WALLS IN ROOF ASSEMBLIES SHALL BE INSULATED TO THE SAME LEVEL AS AN EXT. WALL	
EXTERIOR DOORS INC. GARAGE DOORS	ENERGY STAR RATED WITH R-VALUE OF 2.86 OR MORE	
CEILING OR RAFTERS	R40. R38 IF ENERGY HEEL TRUSSES USED & INSULATION EXTENDS OVER TOP PLATES. 12" MIN FIBREGLASS OR CELLULOSE. 7" MIN. W/ SPRAYFOAM	
WALLS TO GARAGE / UNHEATED BUFFER SPACES	R19	R21
HEATED GARAGE WALLS	SAME AS EXTERIOR WALLS	
HEATED BASEMENT WALLS	R19	
FLOORS OVER UNHEATED SPACES	R30	
FLOORS OVER UNVENTED SPACES W/ INSULATED WALLS	NONE	
CRAWL SPACE WALLS	R21 PERMANENTLY AFFIXED TO THE WALLS	
CANTILEVER FLOORS	R38	R40
SLABS IN HEATED AREAS	R7.5	
HEAT IN INTERIOR OR EXTERIOR, ON-EARTH SLAB	R10	
EXPOSED SLAB EDGES	R7.5 - R10	
SLABS IN UNHEATED AREAS	NONE	
WATER LINES IN UNCONDITIONED VENTED SPACE	INSULATING WATER LINES SHALL BE KEPT FROM FREEZING. EX. FOR FLOOR OVER INS. 8"MENTS	
HOT WATER PIPING	R8	
HOT WATER HEATER	INSULATING BLANKET COVERS ENTIRE TANK FASTENED W/ APPROPRIATE TAPE	
FURNACE DUCTS UNCONDITIONED SPACE	R8	
FURNACE DUCTS IN WALLS / CHASES CONDITIONED SPACE	NONE	
SOLID WOOD / ENGINEERED HEADERS	R10 WHEREVER POSSIBLE	
STEEL HEADER	R10 W/ INSULATION PROVIDED ON BOTH EXTERIOR &/OR THE INTERIOR SIDES OF THE STEEL IF POSSIBLE TO MAINTAIN A CONTINUOUS THERMAL BARRIER	
BATH TUBS / SHOWER ENCLOSURES	INSULATION SHALL BE INSTALLED IN ANY EXTERIOR WALL OR FLOOR AS PRESCRIBED ABOVE PRIOR TO INSTALLATING A TUB. SHOWER PAN OR BACKER BOARD	
SPAS (HOT TUBS)	OUTDOOR SPAS SHALL BE A FULLY INSULATED ENCLOSURE. TIGHT FITTING COVERS SHALL BE PROVIDED W/ INSULATION MIN. R12	

## INSULATION SPEC:

### CLOSED POLYURETHANE FOAM SPRAY INSULATION BY NCFI CORPORATION

# PROJECT DIRECTORY

---

**OWNER**

JOHN ROTH  
P.O. BOX 596  
444 W. COLUMBIA AVE  
TELLURIDE, CO 81435  
tellmonastery@gmail.com  
970.728.4261

---

**ARCHITECTURAL DESIGNER**

SHERRI HARVEY  
P.O. BOX 3778 TELLURIDE,  
CO 81435  
970.901.3318

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**LOT INFO**

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HISTORIC RESIDENTIAL  
NON DESIGNATED, BUILT 1976  
FLOOD PLAIN - DEPTH 1

LOT SIZE 112.5' X 25' = 2,812 SF  
EXISTING PRINCIPAL BUILDING = 1,080 SF  
PROPOSED PRINCIPAL BUILDING = 1,746 SF  
ALLOWABLE SITE COVERAGE = .435% OR 1,223.4 SF  
PROPOSED SITE COVERAGE = .435% OR 1,222 SF

ALLOWABLE FLOOR AREA = 1,931.25 SF  
PURPOSED FLOOR AREA = 1,746 SF

# REMODEL GENERAL NOTES

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A PRE-CONSTRUCTION MEETING WITH TOWN OF TELLURIDE PLANNING STAFF, ARCHITECT, AND CONTRACTOR WILL BE SCHEDULED BEFORE ANY DEMOLITION OR CONSTRUCTION COMMENCES

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## BUILDING CODE INFO

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PROJECT INFORMATION

A. OCCUPANCY	-R3
B. TYPE OF CONSTRUCTION	-VB
C. CODE: 2009 IRC	

# GENERAL NOTES

ARIEL PHOTO

W Columbia AVE

18-23

13

11R

21 22

23A

25 26

27

28

29

30R

34R

18 19

16 17

15 16

14

13

11R

10

08 09

7R

6R

04

# SHEET INDEX

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- A 0.0 COVER
- A.1.0 SITE PLAN
- A 1.1 ARIEL PLAN
- A 2.0 NORTH AND SOUTH ELEVATIONS EXISTING
- A 2.1 EAST & WEST ELEVATIONS EXISTING
- A 2.2 NORTH AND SOUTH ELEVATIONS PROPOSED
- A 2.3 EAST & WEST ELEVATIONS PROPOSED
- A 3.0 SITE PHOTOS

# SYMBOL LEGEND

<b>BUILDING SECTION CUT</b>	<b>DOOR MARK</b>
SECTION NO. — 1 SHEET NO. — A1.1	101
<b>DETAIL CUT</b>	<b>REFERENCE GRID LINE</b>
DETAIL NO. — 1 SHEET NO. — A1.1	0
<b>DETAIL CALLOUT</b>	<b>SPOT ELEVATION</b>
DETAIL NO. — 1 SHEET NO. — A1.1	
<b>EXTERIOR/INTERIOR ELEVATION</b>	<b>DRAWING REVISION</b>
ELEVATION NO. — 1 SHEET NO. — 4.1	1
	<b>WINDOW MARK</b>
	11

**ROTH  
RESIDENCE**

444 W COLUMBIA,  
TOWN OF TELLURIDE,  
COLORADO 81435

**GARAGE  
ADDITION**

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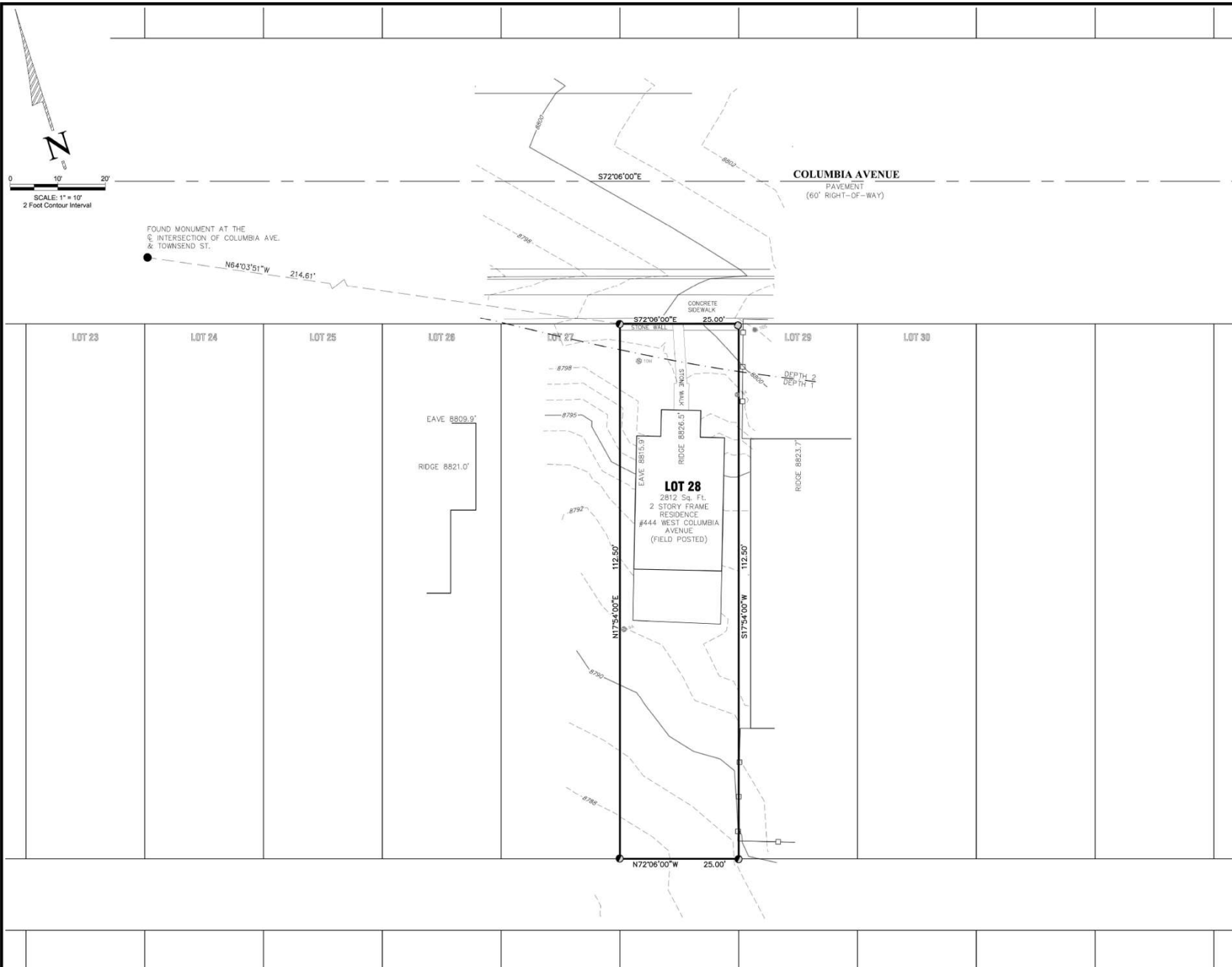
0  
BUILDING PERMIT  
INSTRUCTION

REVISIONS:

NOT FOR  
CONSTRUCTION

A	0.0
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#### LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 6310
- SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- 10" MAPLE TREE
- ASPEN TREE, NUMBER INDICATES CALIPER
- 10" SPRUCE TREE

#### NOTICE:

According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

#### NOTES:

- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone AO, Depth of 2 on North side of lot, and Depth of 1 on remainder of lot (Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.) Flood zone as depicted was scaled from FIRI.
- Easement research from Land Title Guarantee Company, Commitment No. TLR84005783, Effective Date 04-11-2016 at 05:00 PM.
- Vertical datum is based on the monument at the intersection of Columbia Avenue & Townsend, an Aluminum Cap Rebar, LS 36577, having an elevation of 8787.96 feet Town of Telluride Datum.
- Fieldwork was performed April 2016.
- Linear Units U.S. Survey Feet

#### PROPERTY DESCRIPTION:

Lot 28, Block 4, West Telluride Addition to the Town of Telluride, according to the Plat Recorded June 23, 1898 in Plat Book 28 of page 13.

County of San Miguel,  
State of Colorado.

#### BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from Monuments at the intersection of Columbia Ave. & Townsend St., and Columbia Ave. & Aspen St., said bearing being assumed as the Historic Town bearing S 72° 00' E.

#### SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company and John Charles Roth also known as John C. Roth was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
04/26/2016



## IMPROVEMENT SURVEY PLAT

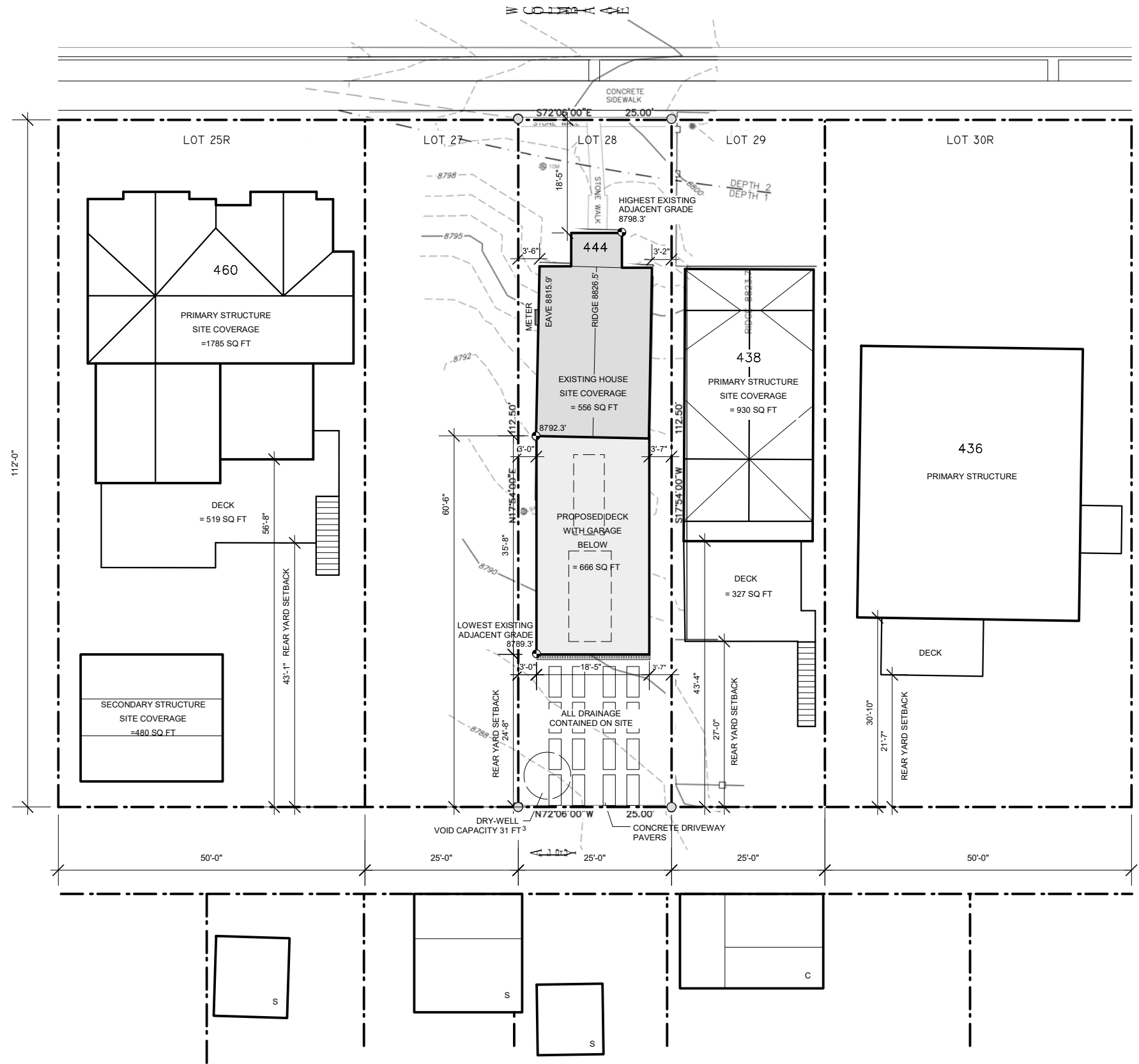
### LOT 28, BLOCK 4, WEST TELLURIDE ADDITION TO THE TOWN OF TELLURIDE



**SAN JUAN SURVEYING**  
SURVEYING \* PLANNING  
102 SOCIETY DRIVE TELLURIDE, CO. 81435  
(970) 728-1128 (970) 728-9201 fax  
office@sanjuansurveying.net

DATE: 04/26/2016  
JOB: 16010  
DRAWN BY: CRK  
CHECKED BY: ADM  
REVISION  
DATES:  
SHEET: 1 OF 1





1  
A1.0

SITE PLAN  
1" = 20'-0"

LOT SIZE 112.5' X 25' = 2,812.5 SF  
EXISTING HOUSE (1ST FL 556 SQFT + 2ND FL 518 SQFT) = 1,080 SF

ALLOWABLE SITE COVERAGE = .435% OR 1,223.4 SF  
PROPOSED SITE COVERAGE = .435% OR 1,222 SF

ALLOWABLE FLOOR AREA = 1,931.25 SF  
PURPOSED FLOOR AREA = 1,746 SF

SHERRI-HARVEY.COM

P.O. BOX 3778 TELLURIDE, CO 81435  
SHARVEY.ARCH@GMAIL.COM  
970-901-3318

## ROTH RESIDENCE

444 W COLUMBIA,  
TOWN OF TELLURIDE,  
COLORADO 81435

LOTS 28 BLK 4 W  
TELLURIDE, WEST  
TELLURIDE ADDITION

## GARAGE ADDITION

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ISSUE:  
PLANNING 2.07.17  
REV A 3.22.17

BID  
BUILDING PERMIT  
CONSTRUCTION

REVISIONS:

A 1.0





**ROTH  
RESIDENCE**

444 W COLUMBIA,  
TOWN OF TELLURIDE,  
COLORADO 81435

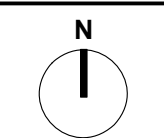
LOTS 28 BLK 4 W  
TELLURIDE, WEST  
TELLURIDE ADDITION

**GARAGE  
ADDITION**

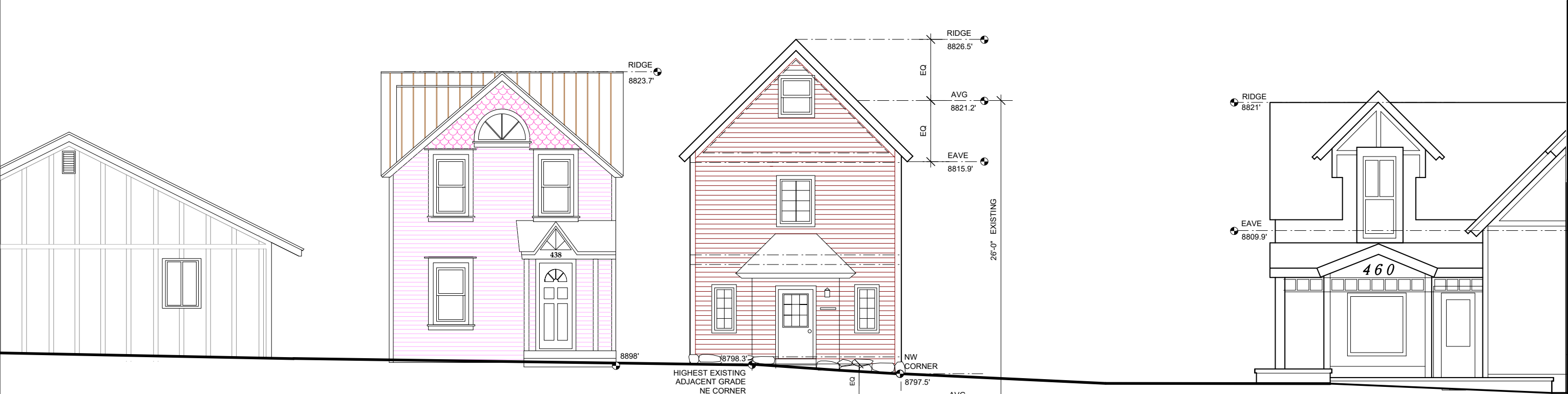
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**ISSUE:**  
PLANNING 2.07.17  
REV A 3.22.17  
BID  
BUILDING PERMIT  
CONSTRUCTION

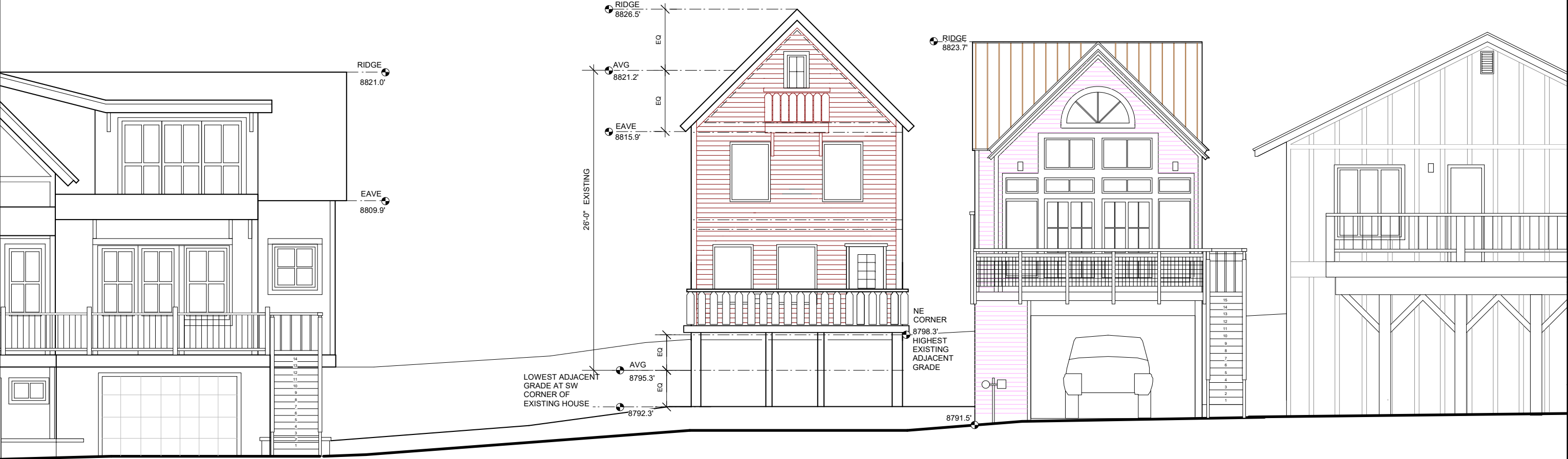
**SCALE:** 1/16" = 1'-0"







1 COLUMBIA AVENUE EXISTING ELEVATION  
A2.0 1/8" = 1'-0"



2 ALLEY EXISTING ELEVATION  
A2.0 1/8" = 1'-0"

WWW.SHERRI-HARVEY.COM

PO BOX 3778 TELLURIDE, CO 81435

970-901-3318

sharvey.arch@gmail.com

**ROTH RESIDENCE**

444 W COLUMBIA,  
TOWN OF TELLURIDE,  
COLORADO 81435

LOTS 28 BLK 4 W  
TELLURIDE, WEST  
TELLURIDE ADDITION

**GARAGE ADDITION**

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PLANNING	2.07.17
REV A	3.22.17

**BID**

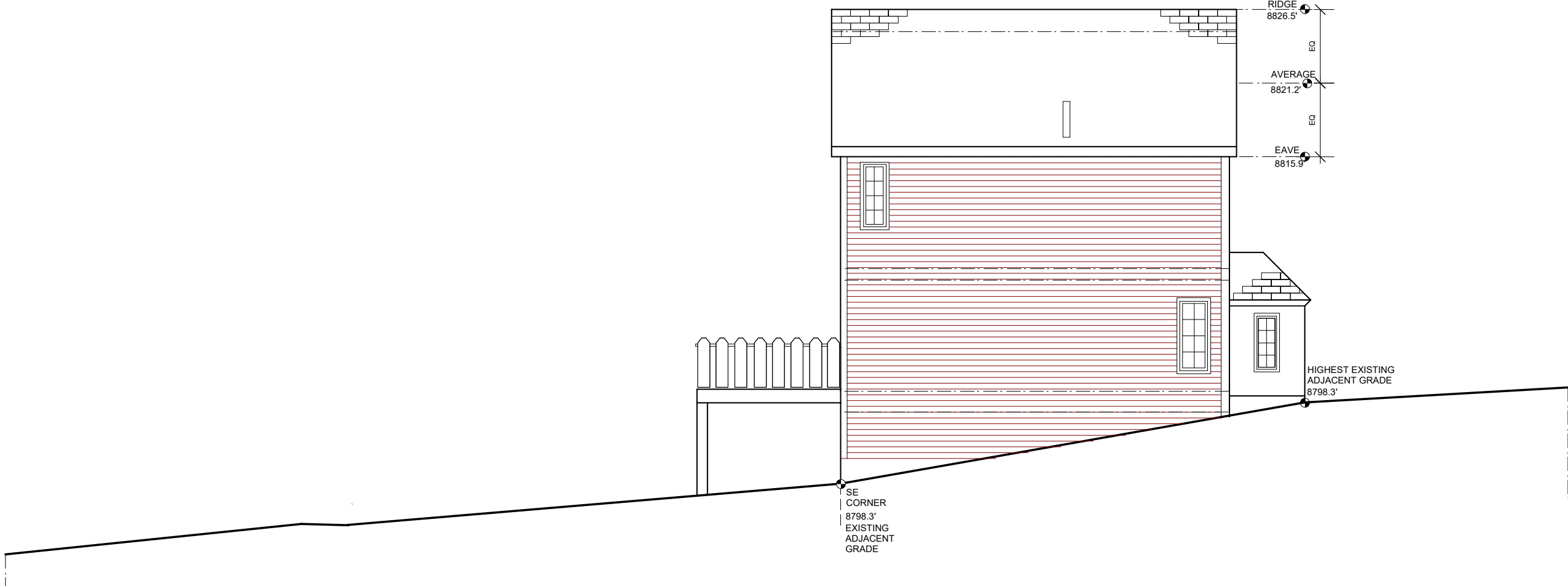
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**CONSTRUCTION**

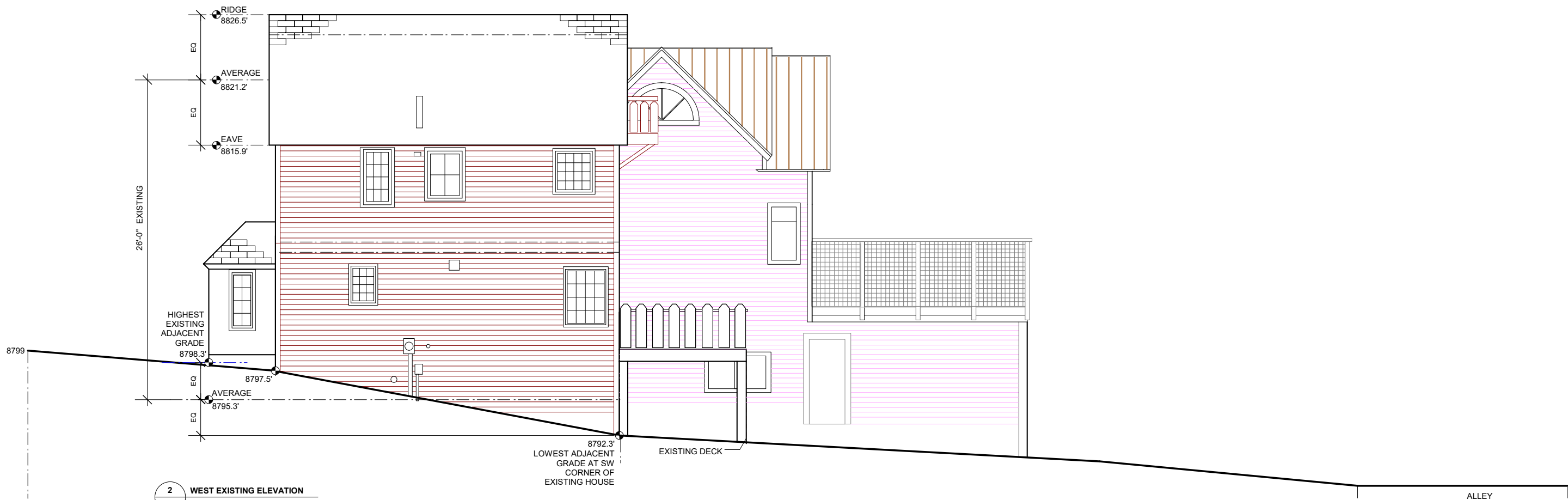
**REVISIONS:**

**A 2.0**





1 EAST EXISTING ELEVATION  
A2.1 1/8" = 1'-0"



2 WEST EXISTING ELEVATION  
A2.1 1/8" = 1'-0"

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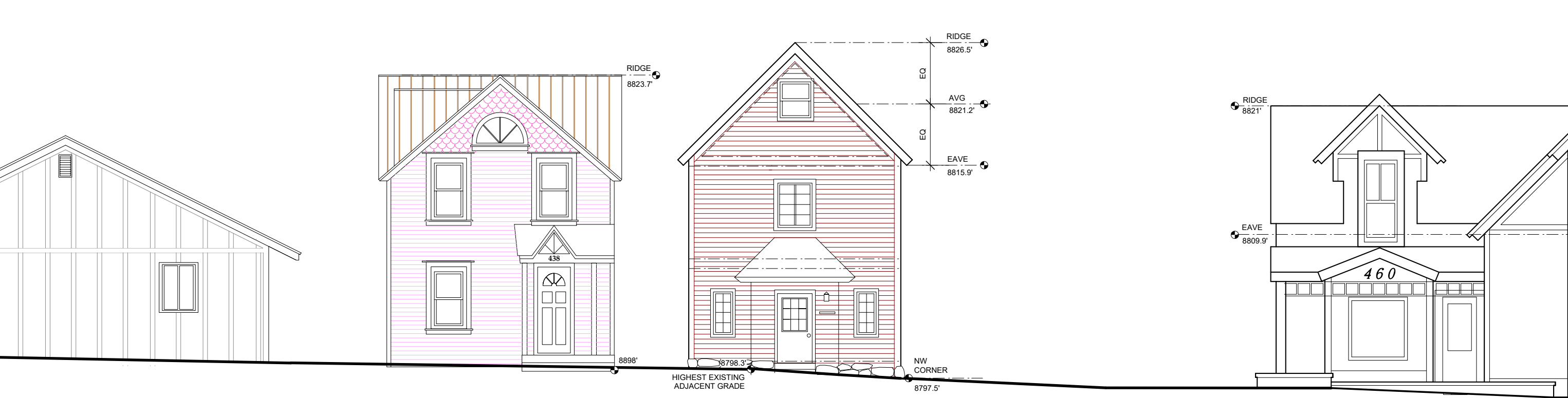
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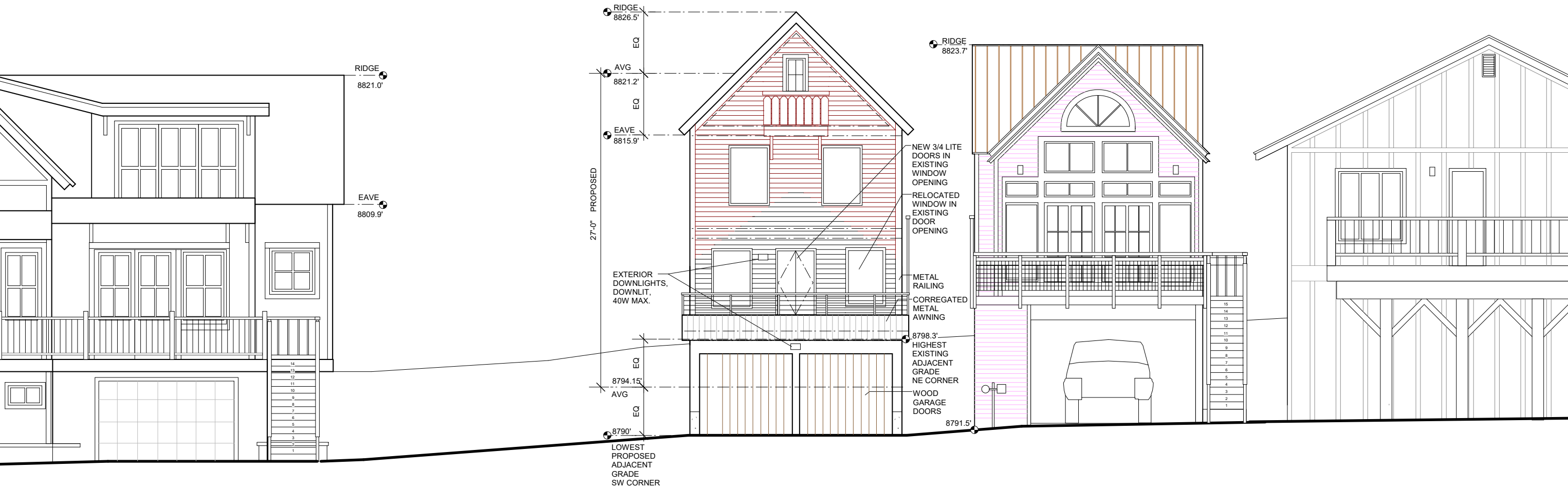
BID  
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REVISIONS:





1 COLUMBIA AVENUE PROPOSED ELEVATION  
A2.0 1/8" = 1'-0"



2 ALLEY PROPOSED ELEVATION  
A2.0 1/8" = 1'-0"

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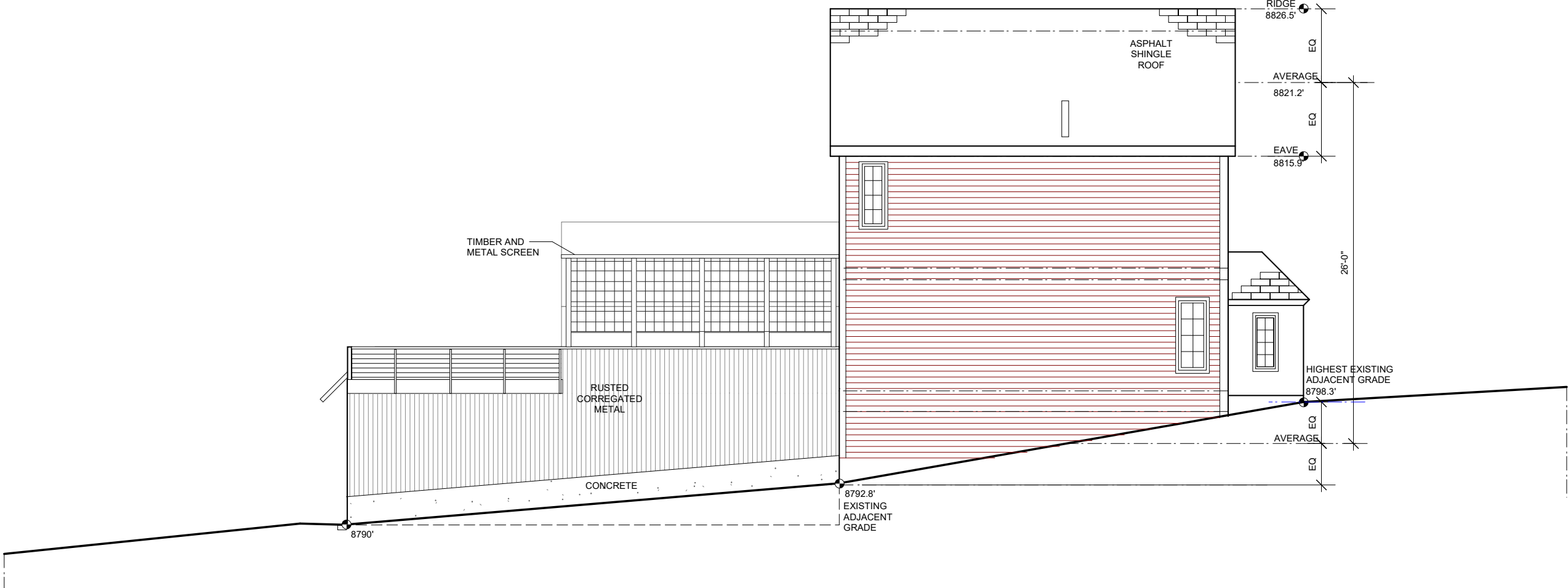
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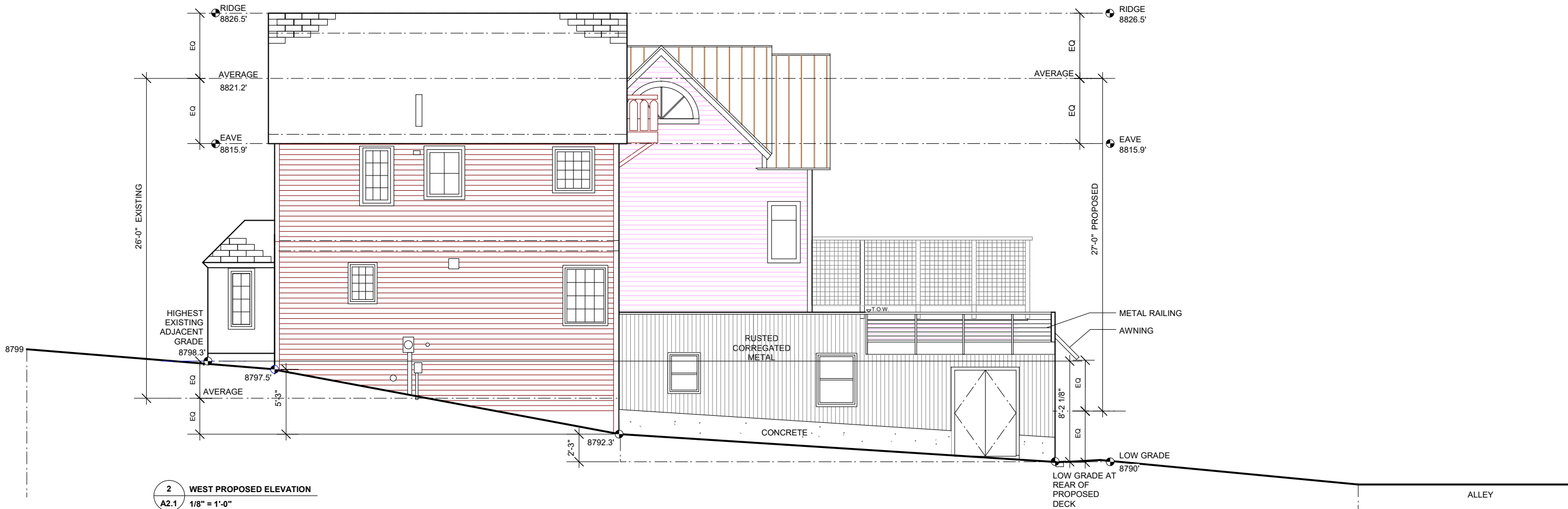
**REVISIONS:**

**A 2.2**





1 EAST PROPOSED ELEVATION  
A2.1 1/8" = 1'-0"



2 WEST PROPOSED ELEVATION  
A2.1 1/8" = 1'-0"

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